

CITY PLANNING COMMISSION
CORRECTED AGENDA
THURSDAY, FEBRUARY 14, 2019 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012
(Item 10 - project description**)

Samantha Millman, President
Vahid Khorsand, Vice President
David H. Ambroz, Commissioner
Caroline Choe, Commissioner
Karen Mack, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner
Renee Dake Wilson, AIA, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1295

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html. All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 15 hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – December 20, 2018; January 10, 2019

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR (No Items)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

6. [CPC-2016-3180-VZC-MCUP-SPR](#)
CEQA: ENV-2016-3181-MND
Plan Area: Wilshire
Related Case: VTT-74230

Council District: 1 – Cedillo
Last Day to Act: 02-14-19
Continued from: 12-13-18

PUBLIC HEARING – Completed November 15, 2017

PROJECT SITE: 1000 South Vermont Avenue

****ITEM TO BE CONTINUED TO MARCH 14, 2019****

PROPOSED PROJECT:

The demolition of an existing gas station, 32 apartment units and 8,942 square feet of medical office, and the use, construction and maintenance of a seven-story mixed-use building with 228 residential units and 53,498 square feet of commercial uses. The project includes 565 vehicular parking spaces within two levels of subterranean, at-grade and mezzanine level parking. Additionally, the project would provide 310 bicycle parking spaces (including 260 long-term and 50 short-term spaces). The site contains two existing billboards which are proposed to remain.

Applicant: OV, LLC
Representative: Michael Jang, Hankook Property Management

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
(213) 978-1365

7. [VTT-74193-CN-1A](#)
CEQA: ENV-2016-1892-EIR; SCH No. 2016071049
Plan Area: South Los Angeles
Related Case: CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR

Council District: 9 – Price
Last Day to Act: 02-14-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 3900 South Figueroa Street;
3900-3972 South Figueroa Street;
3901-3969 South Flower Drive;
450 West 39th Street

PROPOSED PROJECT:

A Vesting Tentative Tract Map for the merger and resubdivision of an approximately 4.4-acre (191,047 square-foot) site into one ground lot and eight commercial condominium lots for a mixed-use development and to vacate a portion of the existing right of way along Flower Drive as shown on map stamp-dated August 30, 2018, and a Haul Route for the export of 60,800 cubic yards of soil.

APPEAL:

Appeal of the December 7, 2018, Advisory Agency determination which:

1. Certified the Fig Project EIR and adopted the Environmental Findings, the Statement of Overriding Considerations and the Mitigation Monitoring Program prepared for the Fig Project EIR; and
2. Approved, pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map and a Haul Route.

Note:

The Advisory Agency also Dismissed without Prejudice, pursuant to LAMC Section 12.21 C.2(b), an Adjustment to reduce the minimum width of passageways between buildings required from ten feet to five feet. However, this action is not appealable.

Applicant: Ventus Group
Representative: William Delvac, Armbruster, Goldsmith & Delvac, LLP

Appellants: Jim Childs, West Adams Heritage Association (WAHA)

Mitchell M. Tsai, SAJE

Staff: Milena Zasadzien, City Planner
milena.zasadzien@lacity.org
(213) 847-3636

- 8. [CPC-2016-2658-VZC-HD-CU-MCUP-ZAD-SPR](#)
CEQA: ENV-2016-1892-EIR; SCH No. 2016071049
Plan Area: South Los Angeles
Related Case: VTT-74193-CN-1A

Council District: 9 – Price
Last Day to Act: 02-14-19

PUBLIC HEARING – Completed November 7, 2018

PROJECT SITE: 3900 South Figueroa Street
3900-3972 South Figueroa Street;
3901-3969 South Flower Drive;
450 West 39th Street

PROPOSED PROJECT:

The Fig Project (Project) is a seven-story mixed-use development comprised of hotel, student, and mixed-income housing components, within three separate buildings with maximum building heights of up to 83-feet. The hotel component includes 298 guest rooms, 15,335 square feet of retail and restaurant uses, 13,553 square feet of shared guest and public amenities, and 7,203 square feet of public meeting spaces, including a basement level. The student housing component includes 222 units and 32,991 square feet of retail and restaurant uses. The mixed-income housing component includes 186 dwelling units (82 dwelling units reserved for Low Income Households), 20,364 square feet of office, and 7,000 square feet of retail and restaurant uses. All three components would be served by a central eight-story, above-ground parking structure, containing one subterranean parking level and a rooftop amenity level, with a maximum building height of up to 90-feet. The Project results in up to 620,687 square feet of floor area, and a floor area ratio (FAR) of 3.25:1, including a commercial FAR of 0.50:1. The Project includes the removal of eight multi-family residential buildings within the Flower Drive Historic District, the removal of surface parking areas, and the export of approximately 60,800 cubic yards of soil.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2016-1892-EIR, SCH No. 2016071049, for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of the proposed project with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;

3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from C2-1L and R4-1L to (T)(Q)C2-2D (with Development Limitations) to facilitate:
 - a. An increase in FAR to 3:25:1 for a mixed-use project including affordable housing and student housing, in conformance with Southeast Los Angeles Community Plan Footnote No. 14; and
 - b. An increase in allowable height from six stories/75-feet to eight stories/90-feet.
5. Pursuant to LAMC Section 12.24 W.24, a Conditional Use Permit for a hotel use in the C2 Zone within 500 feet of an R Zone;
6. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at a maximum of six (6) establishments, including hotel and restaurant uses;
7. Pursuant to LAMC Section 12.24 X.22, a Determination to allow building heights of up to 90-feet within 100 to 199 feet of the OS Zone, in lieu of the maximum 61 feet permitted within 100 to 199 feet of an RW1 or more restrictive zone, as established under the transitional height requirements of LAMC Section 12.21.1 A.10; and
8. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates over 50,000 square feet of non-residential floor area and over 50 dwelling units.

Applicant: Ventus Group
 Representative: William Delvac, Armbruster, Goldsmith & Delvac, LLP

Staff: Milena Zasadzien, City Planner
milena.zasadzien@lacity.org
 (213) 847-3636

9. [CPC-2016-4888-TDR-SN-MCUP-SPR](#) Council District: 14 – Huizar
 CEQA: ENV-2016-4889-EIR; SCH No. 2017101008 Last Day to Act: 02-19-19
 Plan Area: Central City
 Related Case: VTT-74868

PUBLIC HEARING - Completed December 19, 2018

PROJECT SITE: 1001 Olympic Boulevard;
 911-955 South Georgia Street;
 1000-1016 West James M. Wood Boulevard;
 936-950 South Bixel Street;
 1013-1025 West Olympic Boulevard

PROPOSED PROJECT:

Demolition of an existing medical office building, urgent care facility and associated surface parking. The Project proposes a mixed-use development consisting of up to 879 residential units, a 1,000 room hotel, and 40,000 square feet of commercial space within three towers, with heights of 43 stories, 53 stories, and 65 stories(maximum height of 853 feet) built on a four-story podium. The project proposes a Floor Area Ratio (FAR) of 13:1.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2016-4889-EIR (SCH No. 2017101008) certified on January 2, 2019

- and no subsequent EIR, Negative Declaration or Addendum is required for approval of the project;
2. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), approval of a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) for over 50,000 square-feet to the Project Site (Receiver Site), thereby permitting a maximum 13:1 FAR in lieu of the otherwise permitted 6:1 FAR;
 3. Pursuant to LAMC Sections 13.11 and 12.32 S, the creation of an “SN” Sign District;
 4. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for off-site consumption for one establishment, and on-site consumption for up to five establishments; and
 5. Pursuant to LAMC Section 16.05, Site Plan Review for a project that would result in an increase of 50 or more dwelling units.

Applicant: Joseph Lin, LA Gateway, LLC
 Representative: Francis Park, Park & Velayos, LLP

Staff: Jason McCrea, Planning Assistant
jason.mccrea@lacity.org
 (213) 847-3672

10. [DIR-2018-5510-TOC-1A](#)
 CEQA: ENV-2018-5511-CE
 Plan Area: West Los Angeles

Council District: 5 – Koretz
 Last Day to Act: 02-25-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 1822 South Overland Avenue

PROPOSED PROJECT:

*Demolition of an existing duplex and the construction, use and maintenance of a 67-foot tall residential building with **16** residential units. The project sets aside two units for Extremely Low Income Households. ***

The Commission may consider based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

Appeal in part, of the December 11, 2018, Planning Director’s determination which:
*Approved, pursuant to Sections 12.22 A.25(g) and 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program project allowing a 70 percent increase in density for a Tier 3 project totaling **16** dwelling units with two units set aside as affordable housing units for Extremely Low Income (ELI) Households for a period of 55 years along with the following three incentives:***

- a. Height. A maximum height of 67 feet in lieu of the maximum permitted height of 45 feet;
- b. Setbacks (Sides). A 30 percent reduction in required side yard setbacks to allow 6-foot 4-inch side-yard setbacks in lieu of the required 9-foot side-yard setback; and
- c. Open Space. A 25 percent reduction in required open space, to allow 1,537.5 square-feet in lieu of 2,050 square-feet.

Note:

The appellant's appeal contends that the distance of the project's proximity to a Major Transit Stop is greater than 1500 feet and that the project be based on a Tier 2 designation in lieu of Tier 3.

Applicant: NELA Homes
Representative: Warren Techentin Architecture

Appellant: David Wang

Staff: Jeanalee Obergfell, City Planning Associate
jeanalee.obergfell@lacity.org
(213) 978-0092

The next scheduled regular meeting of the City Planning Commission will be held on:

Thursday, February 28, 2018

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at cpc@lacity.org.